

046.0

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
939,600 / 939,600
939,600 / 939,600
939,600 / 939,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MEDFORD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	O CONNELL THOMAS P & LARA M	
Owner 2:		
Owner 3:		

Street 1:	95 MEDFORD ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
	Type:

PREVIOUS OWNER	
Owner 1:	O CONNELL THOMAS P -
Owner 2:	MACDONALD LARA M -
Street 1:	95 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .173 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1898, having primarily Wood Shingle Exterior and 2374 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7528	Sq. Ft.	Site		0	80.	0.77	1				Med. Tr	-10					465,006						465,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7528.000	474,600		465,000	939,600		32645
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	32645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/29/21 23:46:07
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
06/08/21	11:23:12
mmcmakin	
3902	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID: 046.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	474,600	0	7,528.	465,000	939,600		Year end	12/23/2021
2021	104	FV	452,000	0	7,528.	465,000	917,000		Year End Roll	12/10/2020
2020	104	FV	452,100	0	7,528.	465,000	917,100		Year End Roll	12/18/2019
2019	104	FV	369,400	0	7,528.	494,100	863,500	863,500	Year End Roll	1/3/2019
2018	104	FV	369,400	0	7,528.	360,400	729,800	729,800	Year End Roll	12/20/2017
2017	104	FV	346,500	0	7,528.	313,900	660,400	660,400	Year End Roll	1/3/2017
2016	104	FV	346,500	0	7,528.	267,400	613,900	613,900	Year End	1/4/2016
2015	104	FV	289,200	0	7,528.	261,600	550,800	550,800	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
O CONNELL THOMA	61310-313	3/1/2013	Convenience		1 No No
CHRISTENSEN SAS	40488-208	8/15/2003			500,000 No No
	15571-62	5/1/1984			138,000 No No Y

BUILDING PERMITS		ACTIVITY INFORMATION	
Date		Result	
9/1/2011		By	
1071		Name	
Redo Kit		Hanne S	
11/16/2006		5/1/2012 Info Fm Prmt	
1001		BR B Rossignol	
Manual		5/5/2009 Meas. Denied	
		189 PATRIOT	
		11/25/2003 MLS	
		HC Helen Chinal	
		3/8/2000 Measured	
		263 PATRIOT	
		11/1/1981 CM	
		Sign: VERIFICATION OF VISIT NOT DATA	
		____/____/____	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 12 - Multi-Conver	2	Rating: Average		A Bath:	Rating:																				
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:																				
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																				
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:																				
Frame: 1 - Wood				A HBth:	Rating:																				
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:																				
Sec Wall:		%																							
Roof Struct: 1 - Gable																									
Roof Cover: 1 - Asphalt Shgl																									
Color: GRAY																									
View / Desir:																									
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH													
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 2															
Year Blt: 1898	Eff Yr Blt:			A Kits: 1	Rating: Very Good			Level	FY LR DR D K FR RR BR FB HB L O																
Alt LUC:	Alt %:			Frl:	Rating:			Other																	
Jurisdct: G13	Fact: .			WSFlue:	Rating:			Upper																	
Const Mod:								Lvl 2																	
Lump Sum Adj:								Lvl 1																	
INTERIOR INFORMATION				CONDOS INFORMATION				RES REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster				Total Units:				Interior:	2	5	2														
Sec Int Wall:		%		Floor:				Additions:																	
Partition: T - Typical				% Own:				Kitchen:																	
Prim Floors: 3 - Hardwood				Name:				Baths:																	
Sec Floors:		%						Plumbing:																	
Bsmnt Flr: 12 - Concrete								Electric:																	
Subfloor:								Heating:																	
Bsmnt Gar:								General:																	
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 5 - Steam																									
# Heat Sys: 2																									
% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0003-0014.0										IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:									Total Special Features:								Total:							